118.0	0006	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	592,900 / 592,900
					USE VALUE:	592,900 / 592,900
					ASSESSED:	592,900 / 592,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
307		FOREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PERCIVAL CHARLES L JR	
Owner 2:	PERCIVAL SHEILA	
Owner 3:		
Street 1:	307 FOREST STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,585 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1953, having primarily Vinyl Exterior and 1330 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6585.000	159,900	700	432,300	592,900
Total Card	0.151	159,900	700	432,300	592,900
Total Parcel	0.151	159,900	700	432,300	592,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 445.79 | /Parcel: 445.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 76606
GIS Ref:
GIS Ref:
Insp Date: 08/31/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 118.0-0006-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	159,900	700	6,585.	432,300	592,900	592,900	Year End Roll	12/18/2019
2019	101	FV	146,100	700	6,585.	438,500	585,300	585,300	Year End Roll	1/3/2019
2018	101	FV	146,100	0	6,585.	327,300	473,400	473,400	Year End Roll	12/20/2017
2017	101	FV	146,100	0	6,585.	296,400	442,500	442,500	Year End Roll	1/3/2017
2016	101	FV	146,100	0	6,585.	284,100	430,200	430,200	Year End	1/4/2016
2015	101	FV	145,400	0	6,585.	240,800	386,200	386,200	Year End Roll	12/11/2014
2014	101	FV	145,400	0	6,585.	228,500	373,900	373,900	Year End Roll	12/16/2013
2013	101	FV	145,400	0	6,585.	217,400	362,800	362,800		12/13/2012

!9216!

PRINT

Date	Time
12/10/20	23:43:15

LAST REV

Date	Time
09/12/18	10:27:43

apro

USER DEFINED

Prior Id # 1:	76606
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9216

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAHERAKIS KOSTA	29448-55		11/30/1998		186,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/31/2018	MEAS&NOTICE	BS	Barbara S
12/17/2008	Meas/Inspect	163	PATRIOT
3/31/2000	Inspected	276	PATRIOT
2/15/2000	Measured	270	PATRIOT
9/30/1993		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6585		Sq. Ft.	Site		0	70.	0.94	5									432,284						432,300	

Total AC/HA: 0.15117 | Total SF/SM: 6585 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 432,284 | Spl Credit | Total: 432,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	126.968
Other Features:	58500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	231688
Depreciation:	71823
Depreciated Total:	159865

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

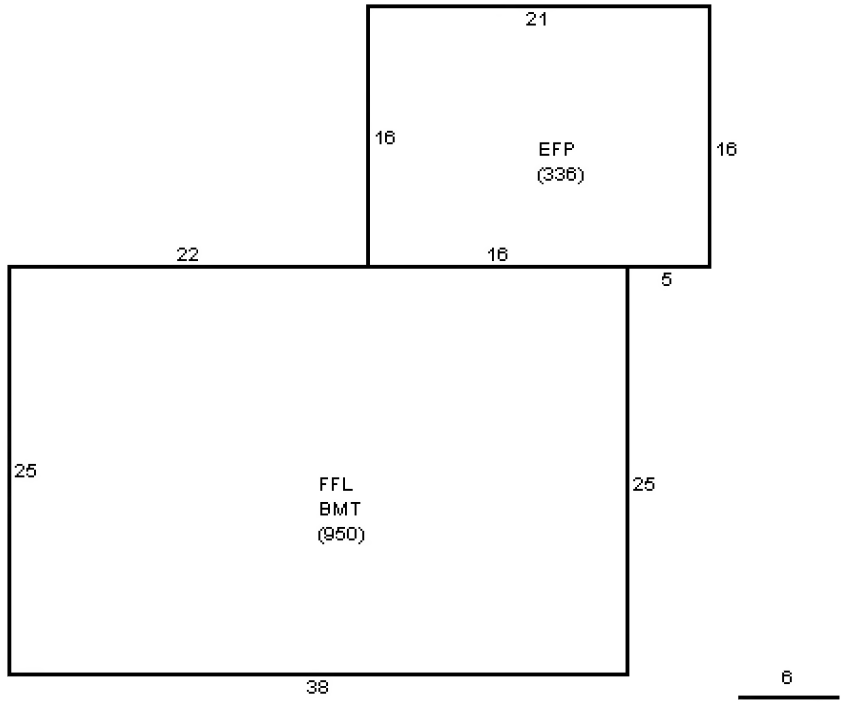
No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	126.97
Special Features:	0	Val/Su Net:	71.51
Final Total:	159900	Val/Su SzAd	168.32

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	950	42.970	40,818
FFL	First Floor	950	126.970	120,619
EFP	Enclos Porch	336	34.970	11,751
	Net Sketched Area:	2,236	Total:	173,188
Size Ad	950	Gross Are	2236	FinArea 1330

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 118.0-0006-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	11X18	A	AV	2000	4.14	T	15.2	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700